

TOWN OF EAST LYME

ZONING COMMISSION

NOVEMBER 17, 2016

REGULAR MEETING MINUTES

**MEMBERS PRESENT:**

Matthew Walker, Chairman  
Terence Donovan  
William Dwyer  
John Manning  
George McPherson  
Norm Peck  
James Liska, Alternate

**ALSO PRESENT:**

Bill Mulholland, Zoning Officer  
Joan Bengtson, Planning Representative

FILED

Nov 22 2016 AT 8:30 AM/PM  
Caen Gulko, AR  
EAST LYME TOWN CLERK

CALL TO ORDER

Chairman Walker called the meeting to order at 7:30 p.m.

PLEDGE OF ALLEGIANCE

Chairman Walker led the assembly in the Pledge of Allegiance.

PUBLIC DELEGATIONS

There were no public delegations.

**1. APPROVAL OF MINUTES OF NOVEMBER 3, 2016**

Mr. Dwyer stated on page 2 under New Business Item 1 the word "residences" should be changed to "dormitories".

**Motion (1) Mr. McPherson moved to approve the Minutes of November 3, 2016 as amended.**

**Seconded by Mr. Dwyer.**

**Motion Passed 5-0-1 (Mr. Peck abstained)**

OLD BUSINESS

**1. SUB-COMMITTEE MIXED USE IN CB ZONE**

There was nothing to report.

## **NEW BUSINESS**

### **1. ESTABLISHMENT OF NEW SUB-COMMITTEE (RESIDENTIAL USES IN LI ZONES)**

Chairman Walker stated we discussed this at our last meeting; it was facilitated by Mr. Dwyer. He has a legitimate concern regarding dormitories in LI zones. It is a collective concern worthy of a sub-committee. He would like them to report back within 30 days.

Mr. Dwyer stated it seems like that would be using up time.

Mr. Mulholland stated he has had a recent inquiry about multi-family in the LI zone, but nobody has asked about a school.

Mr. Donovan asked if we have the hearing scheduled for convalescent homes can we modify it at the hearing.

Mr. Mulholland stated we cannot.

Mr. Peck stated we also may have to worry about health spas that could have overnight guests. He used Norwich Inn & Spa as a comparison.

Mr. Mulholland stated the spa is a piece of the Norwich Inn and Spa, but it's a hotel.

Mr. Peck asked how we would know how a judge is going to interpret hotels.

Mr. Mulholland stated it is clear in the definition that hotels are not long term.

Mr. Mulholland stated we can move forward with the piece in front of us and he will go back and look at the motel aspect and report back to them at the next meeting.

Mr. Dwyer, Mr. Peck and Mr. Manning were appointed to the Sub-Committee. They will meet at 5:00 p.m. on Monday November 21<sup>st</sup> in Mr. Mulholland's office.

### **2. ANY BUSINESS ON THE FLOOR, IF ANY, BY THE MAJORITY VOTE OF THE COMMISSION**

There was no business on the floor.

### **3. ZONING OFFICIAL**

Mr. Mulholland had no comments.

Mr. Donovan asked him about Crest Ford.

He was also asked about the electronic sign at the high school.

**4. COMMENTS FROM EX-OFFICIO**

She was not present.

**5. COMMENTS FROM ZONING BOARD LIAISON TO PLANNING COMMISSION**

Mr. Dwyer attended the meeting. They discussed a 2 lot subdivision at Darrow's Pond. It was approved.

**6. COMMENTS FROM CHAIRMAN**

Chairman Walker had no comments.

**ADJOURNMENT**

**Motion (2) Mr. Donovan moved to adjourn the meeting at 8:05 p.m.**

**Seconded by Mr. Dwyer.**

**Motion Passed 6-0.**

**Respectfully Submitted,**



**Karen Miller Galbo  
Recording Secretary**